

DERSINGHAM OFFICE

The property is situated in a popular location with the sought after village of Dersingham. The village offers a wide range of facilities to include: doctors surgery, vets, library, chemist, schools, supermarkets, garden centre, opticians and public houses. A wider range of shopping and leisure facilities can be found in King's Lynn which also benefits from a main line rail link to Ely, Cambridge and London Kings Cross.

A mature detached bungalow offering spacious accommodation including entrance hall, kitchen/breakfast, living room, dining room, three double bedrooms and bathroom. The property which benefits from gas central heating and double glazed windows has well maintained mature gardens to the front and rear with ample off road parking and a detached single garage.

15 Broadlands Close, Dersingham, King's Lynn, Norfolk, PE31 6YS



Price £320,000 Freehold



STORM PORCH WITH FRONT ENTRANCE DOOR TO:-

ENTRANCE HALL

Textured and coved ceiling, access to roof space, power points, single radiator, doors to bedrooms, bathroom, living room and kitchen/breakfast.

KITCHEN/BREAKFAST

14'3" max x 11'2" max narrowing to 8'1" (4.34 max x 3.40 max narrowing to 2.46)
Textured and coved ceiling, tiled floor, power points, airing cupboard housing hot water cylinder, gas fired boiler supplying domestic hot water and radiators, plumbing provision for washing machine, double glazed window to side, range of matching wall and base units with round edged work surfaces over, tiled splash backs, one and a half bowl sink unit with single drainer and mixer tap over, space for cooker with cooker hood set in a pull out canopy over, space for fridge freezer, door to side.

LIVING ROOM

18'10" x 12'0" min (5.74 x 3.66 min)
Textured and coved ceiling, power points, television point, telephone socket, single radiator, double glazed bow window to front, double glazed window to side, feature brick fireplace with inset living flame gas fire and quarry tiled hearth. Opening through to:-

DINING ROOM

9'9" min x 7'11" (2.97 min x 2.41)
Textured and coved ceiling, power points, single radiator, double glazed bow window to front.

BEDROOM ONE

12'5" x 9'7" (3.78 x 2.92)
Textured and coved ceiling, power points, single radiator, double glazed window to rear.

BEDROOM TWO

12'0" x 9'11" (3.66 x 3.02)
Textured and coved ceiling, power points, single radiator, double glazed window to rear.

BEDROOM THREE

11'3" x 9'11" (3.43 x 3.02)
Textured and coved ceiling, power points, single radiator, double glazed window to rear.

BATHROOM

9'8" x 6'8" (2.95 x 2.03)
Textured and coved ceiling, vinyl floor covering, single radiator, double glazed window to side, full height ceramic wall tiling, suite comprising panelled bath with mixer tap over, corner shower cubicle with fitted system mixer shower, pedestal wash hand basin, low level WC.

OUTSIDE

FRONT

The property is approached via a concrete driveway leading to gravelled car standing and giving access to the garage at the rear. The garden is laid mainly to lawn with shaped borders containing mature shrubs and plants, gate at the right side of the bungalow giving pedestrian access to the rear. Pair of gates to the left side giving vehicular access to the garage. This area is laid mainly to gravel with an outside tap, side door to the kitchen and a brick arch through to the rear garden.

GARAGE

17'5" x 9'2" max (5.31 x 2.79 max)
Up and over door, power and lighting personnel door to rear garden.

REAR

An enclosed garden laid mainly to lawn, with shaped borders containing mature shrubs and plants, ornamental pond feature, paved patio area, timber garden shed, adjoining the rear of the garage.

DIRECTIONS

Leave our Dersingham office by turning right on to Hunstanton Road, take the next right next to the Co Op in to Mountbatten Road. Take the fourth turning on the left in to Broadlands Close and follow the road all the way down to the bottom and the property will be found ahead of you over on the right hand side.

SERVICES

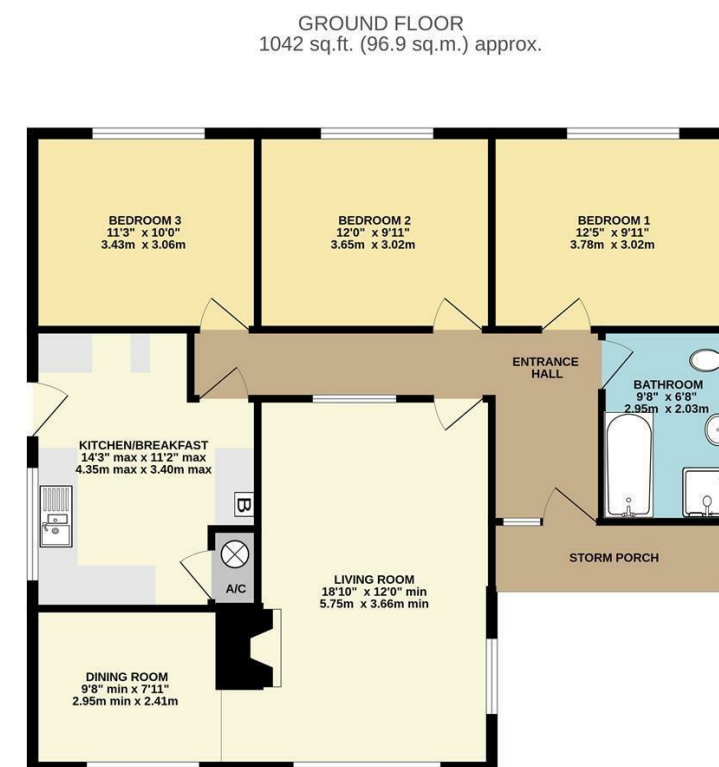
Mains gas, mains electricity, mains water, mains drainage.

COUNCIL TAX

Band -

ENERGY PERFORMANCE RATING

EPC- BAND D



TOTAL FLOOR AREA: 1042 sq.ft. (96.9 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as a guide by any prospective purchaser. The services, fixtures and equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.
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